
CHDO OBLIGATIONS

CHDOs will be obligated through applicable written agreements with the County to ensure that all HOME requirements are met relative to specific projects and activities.

Area: This program is available for projects located anywhere in San Bernardino County, *except* in the Town of Apple Valley and the cities of Chino, Fontana, Hesperia, Ontario, San Bernardino, Upland and Victorville. (Contact these entitlement cities directly if your project is located within their city limits.)



**EQUAL HOUSING
OPPORTUNITY**

*All County of San Bernardino Department of
Economic and Community Development housing
programs comply with Federal Fair Housing Laws.*

PROGRAM CRITERIA

Rent levels for assisted units may not exceed established federal guidelines.

Annual gross incomes for tenants in HOME funded units may not exceed 80% of the area median income, adjusted for family size.

Of the HOME funded units, 20% must be rented to households earning 50% or less of the area median income levels established by the Department of Housing and Urban Development.

HOW TO APPLY

If your organization is interested in becoming a San Bernardino County certified HOME Community Housing Development Organization (CHDO), contact the Department of Economic and Community Development, Housing Division, at the number shown on the face of this brochure for more information.

COUNTY OF SAN BERNARDINO BOARD OF SUPERVISORS PRESENTS THE



HOME COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) HOUSING ASSISTANCE PROGRAM

**DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT**
290 North D Street, 6th Floor
San Bernardino, CA 92415-0040
(909) 388-0900
(909) 388-0920 (FAX)

ELIGIBLE PROGRAM ACTIVITIES

The County encourages certified CHDOs to undertake various affordable housing activities including acquisition, rehabilitation, and new construction* affordable housing projects which they own, develop, manage or sponsor.

CHDOs can play a key role in providing affordable single and/or multifamily rental housing to area residents.

CHDOs can also address the critical special needs of the following groups:

- ◆ Large families.
- ◆ Overcrowded households.
- ◆ Families with physically or mentally disabled members.
- ◆ Senior Citizens.
- ◆ Single person heads of households.

Every CHDO project is unique and will be evaluated on its own merits. HOME Program loans are made on a first-come, first-served basis, once a CHDO project is deemed eligible for funding assistance.

***NOTE:** Only CHDOs are eligible to receive HOME assistance for new construction affordable rental housing developments in San Bernardino County.

Applicant Criteria:

- ? A 501(c)(3) or (4) nonprofit organization, incorporated within California.
- ? Has a federal tax exempt status.
- ? Is not controlled by any for-profit or public entity.
- ? Has at least a 5-member Board of Directors, none of whom are staff personnel, and includes 33% representation of local, low-income residents.
- ? Can demonstrate a one-year, local area experience base in the provision of affordable housing services.
- ? May NOT be a religious organization.

CHDO RESPONSIBILITIES

CHDOs are required to have management control of projects and be able to demonstrate the capacity to carry out HOME-assisted activities, either with experienced staff or experienced consultants contracted as staff.

CHDOs will be required to maintain fiscal integrity and will be monitored by the County for compliance with federal requirements relative to the use of HOME Program funds.

CHDO status must be recertified by the County on an annual basis, and must be certified at the time HOME funds are disbursed to them.

PURPOSE

The HOME Program was created in part to promote partnerships between public and private organizations, and especially to increase the ability of nonprofit organizations to develop and manage affordable housing projects. HUD regulations require Participating Jurisdictions (PJs) to reserve at least 15% of each fiscal year's HOME allocation for investment in housing developed, sponsored, or owned by nonprofits which have been certified as Community Housing Development Organizations (CHDOs).

CERTIFICATION PROCESS

To qualify as a CHDO, all applicants have to be organized and structured in accordance with the HOME Program Regulations. The County will screen potential eligible organizations to determine whether they meet all qualifications for certification.

Additionally, applicants will be required to submit several key documents which include, but are not limited to, the IRS 501(c)(3) or (4) certificate, current financial statements, staff resumes, Board membership, and the Articles of Incorporation and By-laws.
